013.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,800 / 876,800
					USE VALUE:	876,800 / 876,800
					ASSESSED:	876,800 / 876,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	OSBORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKERLEY GEORGE H JR & LYDIA
Owner 2:	TRS/ AKERLEY FAMILY TRUST
Owner 3:	
Street 1:	10 OSBORNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AKERLEY GEORGE H JR & LYDIA -
Owner 2:	-
Street 1:	10 OSBORNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,938 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2514 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	422,300		454,500	876,800
Total Card	0.113	422,300		454,500	876,800
Total Parcel	0.113	422,300		454,500	876,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.77 | /Parcel: 348.7

Legal Description

User Acct 10516

GIS Ref

GIS Ref

Insp Date 03/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0006-0008.0

!1296!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	422,400	0	4,938.	454,500	876,900	876,900	Year End Roll	12/18/2019
2019	104	FV	326,400	0	4,938.	482,900	809,300	809,300	Year End Roll	1/3/2019
2018	104	FV	322,500	0	4,938.	352,200	674,700	674,700	Year End Roll	12/20/2017
2017	104	FV	302,100	0	4,938.	306,800	608,900	608,900	Year End Roll	1/3/2017
2016	104	FV	302,100	0	4,938.	261,300	563,400	563,400	Year End	1/4/2016
2015	104	FV	268,500	0	4,938.	255,700	524,200	524,200	Year End Roll	12/11/2014
2014	104	FV	268,500	0	4,938.	210,200	478,700	478,700	Year End Roll	12/16/2013
2013	104	FV	279,700	0	4,938.	200,000	479,700	479,700		12/13/2012

PRINT

Date	Time
12/10/20	16:56:12

LAST REV

Date	Time
09/17/19	10:20:17

mmcmakin

1296

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AKERLEY GEORGE	73152-419	1	8/22/2019		1	No	No		
	13204-378		5/1/1977		15,400	No	No		Y

USER DEFINED

Prior Id # 1:	10516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	PH	Patrick H
2/20/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Meas/Inspect	163	PATRIOT
9/30/1999	Meas/Inspect	163	PATRIOT
8/25/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA: 0.11336 | Total SF/SM: 4938 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,513 | Spl Credit | Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06766105
Const Adj.:	0.98010004
Adj $ / SQ:	177.890
Other Features:	98250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611969
Depreciation:	189711
Depreciated Total:	422259

COMMENTS

NO WALK UP ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

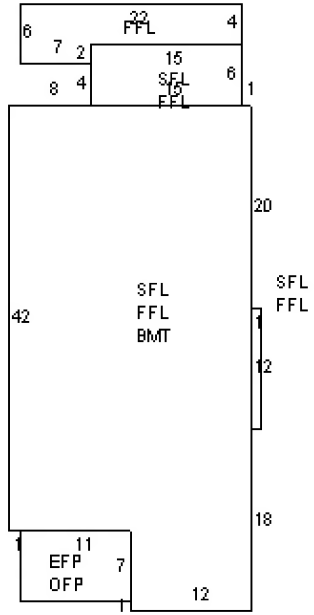
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.89
Special Features:	0	Val/Su Net:	111.96
Final Total:	422300	Val/Su SzAd	167.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,308	177.890	232,681
SFL	Second Floor	1,206	177.890	214,536
BMT	Basement	1,104	53.370	58,917
EFP	Enclos Porch	77	61.340	4,723
OFP	Open Porch	77	37.170	2,862

Net Sketched Area:	3,772	Total:	513,719
Size Ad	2514	Gross Are	3772	FinArea	2514
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	